



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

### MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, May 12, 2022 – 6:00 PM

City Hall, Third Floor – Aldermanic Chambers

REVISED

---

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

*(Tabled from 3/10/2022 ZBA Meeting)*

1. **ZBA2022-023**  
**253 Lake Avenue, R-3 Zoning District, Ward 5**

Raphael Lora proposes to erect two wall signs where one is 22' W x 7' H and the other sign is 12' W x 2' H, as well as maintain a 4' W x 3' H free standing sign within 5' of the property line and seeks a variance from sections **9.08** Signs In Residential Districts (2 counts) and **9.09** Free Standing Sign, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 29, 2022.

*(Tabled from 4/14/2022 ZBA Meeting)*

2. **ZBA2022-025**  
**54 Windswept Road, R-1A Zoning District, Ward 6**

Steven and Theresa Kavalek propose to convert 484 SF of an attached garage to an owner occupied beauty salon with no employees and create two parking spaces for beauty salon clients and seek a variance from sections **8.25(B)** Home Occupation Beauty Shop and **10.02(F)** Business Parking in Residential District, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 7, 2022.

3. **ZBA2022-037**  
**149 Exchange Avenue, R-1A Zoning District, Ward 1**

David Marchand proposes to maintain a shed within 4' of the side lot line in the rear yard, store a 8' x 30' camper trailer within the 20' side yard setback, create one parking space partially located within the front yard and within 4' of the side lot line and another parking space within 4' of a building and seeks a variance from sections **8.29(A)3** Accessory Structures and Uses, **10.09(B)** Parking Setbacks (3 counts) and **8.29(A)2** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 22, 2022.

*(Postponed from 4/14/2022 ZBA Meeting)*

4. **ZBA2022-038**  
**39 Tougas Avenue, R-1B Zoning District, Ward 8**

Andrew Sullivan, Esq., (Agent) proposes to subdivide property located at 39 Tougas Avenue to create one new buildable lot, where the parent parcel Tax Map 819, Lot 15 will remain improved with a single family dwelling with a side yard setback of 4.3' where 10' is required and proposed new lot Tax Map 819, Lot 14 will have lot frontage and width of 46.08' where 75' is required and seeks a variance from sections **6.03** Side Yard Setback at Tax Map 819, Lot 15 and **6.02** Minimum Lot Frontage and Width (2 counts) at Tax Map 819, Lot 14, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 8, 2022.

*(Current Cases)*

5. **ZBA2022-050**  
**180-200 Woodbury Street, B-2 Zoning District, Ward 10**

Brian Pratt (Agent) proposes to extend the two year period to vest the variance granted in case ZBA2020-039 and seeks a variance from section **14.02(B)4** Extension of Two Year Period to Vest Variance, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 5, 2022.

6. **ZBA2022-051**  
**166 Reading Street, B-2 Zoning District, Ward 6**

Gina Cappucci proposes to construct a rear deck with a 10' side yard setback where 20' is required and maintain a 8' x 5' shed in the side yard with a 0' setback where 20' is required and seeks a variance from sections **6.03(C)** Side Yard Setback and **8.29(B)** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 8, 2022.

7. **ZBA2022-052**  
**177 Maurice Street, R-1B Zoning District, Ward 8**

Daniel Senneville proposes to replace an 8' x 8' enclosed porch with a 5' street yard setback on a corner lot with a 8' x 10' enclosed porch and a 6' x 10' deck with a 5' street yard setback where 20' is required and seeks a variance from section **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 8, 2022.

8. **ZBA2022-053**  
**1860 Lake Shore Road, R-1A Zoning District, Ward 6**

Jillian Corey proposes to construct a deck on a corner lot with a 13' side yard setback where 20' is required and a 22' street yard setback where 25' is required and seeks a variance from sections **6.03(A)** Front Yard Setback and **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 15, 2022.

9. **ZBA2022-054**  
**70 Barbara Lane, R-1B Zoning District, Ward 8**

Jason Jette proposes to construct a 16' x 16' one story addition with a 5' side yard setback where 10' is required and seeks a variance from section **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 18, 2022.

10. **ZBA2022-055**  
**99 Mayflower Drive, R-1B Zoning District, Ward 1**

John Wight (Agent) proposes to construct a second story addition on a corner lot with a 19.6' street yard setback where 20' is required and a 9.6' side yard setback where 10' is required and seeks a variance from sections **6.03(A)** Street Yard Setback and **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 18, 2022.

11. **ZBA2022-026**  
**180 Ward Street, R-1A Zoning District, Ward 1**

Andrew Sullivan Esq., proposes to develop a non-conforming lot, TM 284, Lot 32, with buildable land area of 11,000 SF where 12,500 SF is required, where the lot is subject to consolidation with property located at 180 Ward Street which is improved with a single family dwelling and which also has buildable land area of 11,000 SF where 12,500 SF is required and seeks a variance from section **11.03(D)2(d)** Conditions for Development of Non-Conforming Lot, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 21, 2022.

12. **ZBA2022-059**  
**625 Douglas Street, R-2 Zoning District, Ward 11**

Matthew Lortie proposes to construct a detached garage with an accessory dwelling unit above, in the side yard with a height of 22' 10" where 15' is allowed and an area of 1,222 SF where 600 SF is allowed, as well as maintain a retaining wall 5' 2' high in the front yard and within 10' of the property line and seeks a variance from sections **8.29(A)2** Accessory Structures and Uses, **8.27(B)** Height of Fences Walls and **8.27(D)** Retaining Walls, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 25, 2022.

13. **ZBA2022-060**  
**1176 Somerville Street, R-1B Zoning District, Ward 7**

Jeremy McFarland proposes to maintain a parking space along Porter Court partially in the front yard and expand the parking area along Somerville Street to create additional front yard parking with four parking spaces in the street yard setback and with a driveway width of 42' where 24' is allowed and seeks a variance from sections **10.09(B)** Parking Setbacks (4 counts) and **10.08(C)** Driveways Width, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 28, 2022.

14. **ZBA2022-057**  
**87 Westminster Street, R-1B Zoning District, Ward 9**

Andrew Sullivan Esq., proposes to subdivide the property where the proposed lot at 87 Westminster St. (Tax Map 544, Lot 96) will remain improved with a two-family dwelling on a lot with 7,188 SF of buildable lot area where 15,000 SF is required and with frontage and lot width of 79.88' where 150' is required, and where proposed new lot Tax Map 544, Lot 90 will have 39.39' of frontage and width along Blackstone St. where 75' is required, with buildable lot area of 3,593 SF where 7,500 SF is required, proposed side yard setbacks of 8.8' on each side where 10' is required, a proposed rear yard setback of 18.5' where 30' is required, with a building height of three stories where 2½ stories are allowed and with a parking space within 4' of a building and a lot line and seeks a variance from sections **6.02** Minimum Lot Frontage and Width (2 counts) and **6.01** Minimum Buildable Lot Area at Tax Map 544, Lot 96 and **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts), **6.03(C)** Side Yard Setback (2 counts), **6.05** Height in Stories and **10.09(B)** Parking Setbacks (2 counts) at Tax Map 544, Lot 90, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April May 3, 2022.

**III. BUSINESS MEETING:**

**1. ADMINISTRATIVE MATTERS:**

*(Request for Rehearing)*

**15. ZBA2022-002  
155 Grand Avenue, R-1B Zoning District, Ward 5**

Attorney Andrew Tine (Agent) requests a rehearing of case ZBA2022-002, appealing the decision of the Zoning Board of Adjustment denying the variance and a reasonable accommodation to convert the use of a single family home to a congregate housing use on a lot of 9,000 SF where 15,000 SF is required, with 90' of lot frontage where 150' is required and a 9' side yard setback where 20' is required as per documents submitted through April 12, 2022.

- 1. Review and approval of the ZBA Minutes of February 10, 2022 and March 10, 2022.**
- 2. Any other business items from the ZBA staff or Board Members.**

<p><b>Full text of the agenda items is on file for review in the Planning &amp; Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</b></p>
---